

**MINUTES  
SITE PLAN REVIEW AND APPEARANCE BOARD  
CITY OF DELRAY BEACH**

**MEETING DATE:** June 26, 2024

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

This meeting was called to order by Steven Cohen, 2<sup>nd</sup> Vice Chair, at 5:01 pm.

**2. ROLL CALL**

A quorum was present.

**Members Present:** Steven Cohen, 2<sup>nd</sup> Vice Chair; Jose Alvarez; Keith Beal; Linda Purdo; and Adam Nelson.

**Absent:** Dana Adler, Chair; and Annette Gray, Vice Chair

**Staff Present:** William Bennett, Assistant City Attorney; Rafik Ibrahim, Principal Planner; Alexia Howald, Senior Planner; and Rochelle Sinisgalli, Board Secretary.

**3. APPROVAL OF AGENDA**

**MOTION** to APPROVE the June 26, 2024, agenda was made by Jose Alvarez and seconded by Adam Nelson.

**Motion Carried 5-0**

**4. MINUTES**

**MOTION** to APPROVE the minutes of the May 22, 2024, meeting was made by Adam Nelson and seconded by Linda Purdo.

**Motion Carried 5-0**

**5. SWEARING IN OF THE PUBLIC**

Steven Cohen, 2<sup>nd</sup> Vice Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Sinisgalli, Board Secretary, swore in all who wished to give testimony.

**6. COMMENTS FROM THE PUBLIC**

None

**7. PRESENTATIONS**

None

**8. CONSENT AGENDA**

None

**9. QUASI-JUDICIAL HEARING ITEMS**

**A. Drutau Retail (2021-002):** Consideration of a Level 2 Site Plan Application, including a Landscape Plan and Architectural Elevations, for the construction of a 1,360 square

foot, one-story retail building with associated site improvements, located at 2 NW 18<sup>th</sup> Avenue.

**PCN:** 12-43-46-18-00-000-5260

**Property Owner:** M & C Capital; cristianmarble@yahoo.com

**Authorized Agent:** Jordy Sopourn; jordy@rjsarchitects.com

**Planner:** Alexia Howald; howalda@mydelraybeach.com

Alexia Howald, Senior Planner, entered Project File 2021-002 into the record.

### **Exparte Communications**

Jose Alvarez-None

Keith Beal-None

Adam Nelson-None

Linda Purdo-None

Steven Cohen-None

### **Applicant Presentation**

Jordy Sopourn, Architect, RJS Architects; 11019 NW 19<sup>th</sup> Street, Coral Springs, FL 33071

### **Staff Presentation**

Alexia Howald, Senior Planner, presented the project from a Microsoft PowerPoint presentation.

### **Rebuttal/Cross**

None

### **Public Comment**

None

### **Board Comments**

Keith Beal likes the improvements that were made. Mr. Beal doesn't believe that the roof is tall enough to require a permanent, fixed ladder, and expressed that it would enhance that side of the elevation not to see the roof ladder.

Jordy Sopourn said that if it's not required by code, he would prefer the ladder not to be there.

Linda Purdo followed up by expressing that she too appreciates them coming back with a much more attractive building. Ms. Purdo also would like to see it moved from the front of the building.

Adam Nelson asked about the top of the parapet wall, because that would determine if the ladder was needed or not. Jordy Sopourn said they will be eliminating the ladder.

Jose Alvarez added that it's an improvement. There is a lot of layering and it will be an added street presence to the building, especially along Atlantic Avenue, and it will be lush landscaping.

Steven Cohen asked if removal of the ladder has to be indicated in the vote.

William Bennett asked Staff if the Board approves the project with the ladder, and Building code does not require the ladder, can it be administratively approved or will it require a Board vote.

Rafik Ibrahim responded that the Technical Advisory Committee (TAC) has reviewed the project with the ladder. At the time of building permit, if the ladder is not a requirement of Florida Building Code or any other Code or Regulation, then the removal of the ladder could be processed administratively, if necessary.

**MOTION** to move to approve the Move **approval** of the Level 2 (2021-002) Site Plan, Landscape Plan, and Architectural Elevations for **Drutau Retail**, a 1,360 square foot, one-story retail building located at **2 NW 18<sup>th</sup> Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, was made by Linda Purdo and seconded by Jose Alvarez.

**MOTION Carried 5-0**

## **10. Reports and Comments**

### **A. City Staff**

The next meetings will be held on July 24, 2024, and August 28, 2024.

Rafik Ibrahim, Principal Planner, informed the Board members that signed copies of the Site Plan Review and Appearance Board By-Laws were distributed to them.

### **B. Board Attorney**

None

### **C. Board Members**

None

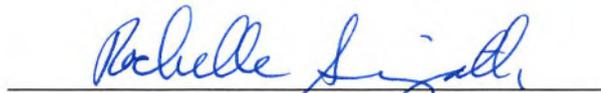
## **11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:35 p.m.

The undersigned is the Board Clerk of the Site Plan Review & Appearance Board and the information provided herein is the Minutes of the meeting of said body **June 26, 2024**, which were formally adopted and **APPROVED** by the Board on 7/27/2024

**ATTEST:**

  
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**CHAIR**

  
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**BOARD SECRETARY**

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Site Plan Review and Appearance Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.